

#352  
1 BILL NO. Z-88-07-21

2 ZONING MAP ORDINANCE NO. Z- 12-88

3 AN ORDINANCE amending the City of  
4 Fort Wayne Zoning Map No. R-14.

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
6 FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is  
8 hereby designated an R-1 (Single Family Residential)  
9 District under the terms of Chapter 33 of the Code of the  
10 City of Fort Wayne, Indiana of 1974:

11 A part of the Southwest Quarter of Section 21 and a  
12 part of the Northwest Quarter of Section 28, all in  
13 Township 30 North, Range 12 East, Allen County,  
14 Indiana, more particularly described as follows, to-  
15 wit:

16 Beginning at the intersection of the Northern right of  
17 way line of Spruce Drive and the western right of way  
18 line of Ardmore Avenue; thence Northerly 959.2 feet  
19 along said Western right of way line to the North line  
20 of that property described in Deed Record 84-3722;  
21 thence Easterly 953.8 feet along the North lines of  
22 those properties described in Deed Record 84-3722, Deed  
23 Record 81-9962, Instrument No. 6901, and Instrument No.  
24 11019; thence Southeasterly 62.6 feet to the Northwest  
25 corner of that property described in Deed Record 80-  
26 015637; thence Easterly 150 feet along the North line  
27 of said property described in Deed Record 80-15637 to  
28 the West line of Fernwood Avenue; thence Northeasterly  
29 55.3 feet to the intersection of the East line of  
30 Fernwood Avenue and the North line of that property  
31 described in Deed Record 555-301; thence Easterly 326  
32 feet along the North line of those properties described  
in Deed Record 555-301, Deed Record 472-442, and Deed  
Record 604-331 to the West line of Gardenview Avenue;  
thence Southeasterly 60 feet to the intersection of the  
East line of Gardenview Avenue and the North line of  
that property described in Deed Record 85-13664; thence  
Easterly 139.8 feet along said North line to the West  
line of that property described in Deed Record 85-  
13664; thence Northerly 108.6 feet along said West line  
to the Northwest corner of said property; thence  
Easterly 280.0 feet along the North lines of said  
property and that property described in Deed Record 87-  
37942 to the West line of Kyle Road; thence  
Southeasterly 54.6 feet to the intersection of the East  
line of Kyle Road and the North line of that property  
described in Deed Record 81-17592; thence Easterly  
105.0 feet along said North line to the West line of  
that property described in Deed Record 393-511; thence  
Northerly 102.0 feet along said West line to the North  
line of said property; thence Easterly 275.0 feet along  
the North lines of those properties described in Deed  
Record 393-511, Deed Record 393-511, and Deed Record  
667-121 to the West line of Tyrone Road; thence

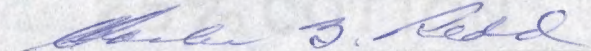


#352.

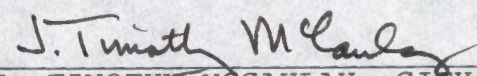
1 Easterly 50 feet to the intersection of the East line  
2 of Tyrone Road and the North line of that property  
3 described in Deed Record 389-133; thence Easterly 188.0  
4 feet along said North line to the West line of the  
5 Norfolk and Western Railway Company; thence Southerly  
6 2888.2 feet along said West line to the centerline of  
7 Fairfield Ditch; thence Southwesterly 1817.7 feet along  
8 said centerline to the West line of that property as  
9 described in Deed Record 78-21125; thence Northerly  
10 722.5 feet to the Southeast corner of that property  
described Deed Record 75-24159; thence Westerly 425.0  
feet along the South line of said property; thence  
Northerly 582.5 feet along the West line of said  
property to the South line of Spy Run Manor Addition;  
thence Westerly 375.0 feet along the South line of said  
Addition to the East right of way line of Ardmore  
Avenue; thence Northerly 1039.2 feet along said East  
line to the point of beginning and containing 128.7  
acres, more or less.

11 and the symbols of the City of Fort Wayne Zoning Map No. H-  
12 19, as established by Section 11 of Chapter 33 of the Code  
13 of the City of Fort Wayne, Indiana are hereby changed  
14 accordingly.

15 SECTION 2. That this Ordinance shall be in full force  
16 and effect from and after its passage and approval by the  
17 Mayor.

18   
Councilmember

19 APPROVED AS TO FORM AND LEGALITY:

20   
21 J. TIMOTHY MOCAULAY, CITY ATTORNEY  
22  
23  
24  
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30  
31  
32



Read the first time in full and on motion by Redd,  
seconded by Shay, and duly adopted, read the second time by  
title and referred to the Committee on Regulations (and the  
City Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Conference Room 128, City-County Building,  
Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 7-12-88

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd,  
seconded by Talarico, and duly adopted, placed on its  
passage. PASSED LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT</u>
<u>TOTAL VOTES</u>	<u>6</u>	_____	_____	_____	<u>3</u>
<u>BRADBURY</u>	_____	_____	_____	_____	<u>✓</u>
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	_____	_____	_____	_____	<u>✓</u>
<u>HENRY</u>	_____	_____	_____	_____	<u>✓</u>
<u>LONG</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-9-88

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~  
~~(SPECIAL)~~ (ZONING MAP) ORDINANCE RESOLUTION NO. 2-12-88  
on the 9th day of August, 1988,

ATTEST:

SEAL

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

James Stier  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 10th day of August, 1988,  
at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of August,  
1988, at the hour of 2:15 o'clock P. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



RECEIVED

OCT 22 1987

THIS IS TO BE FILED IN DUPLICATE

RECEIPT NO. \_\_\_\_\_

DATE FILED \_\_\_\_\_

INTENDED USE \_\_\_\_\_

FORT  
CITY PLANNING COMMISSION

I/We

Elmhurst Neighborhood Association

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an RA District to a/an R1 District the property described as follows:

See Attached

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

See Attached

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

(Name)

(Address)

(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by \_\_\_\_\_

(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

Carol S. Holaw

(Name)

3723 Elmhurst Dr.

(Address & Zip Code)

(219) 422-3556

(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street Fort Wayne, IN 46802 (PHONE: 219/ 427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.



# ELMHURST NEIGHBORHOOD ASSOCIATION

## DESCRIPTION

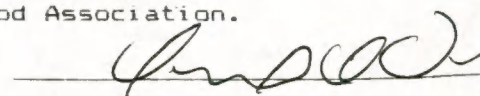
A part of the Southwest Quarter of Section 21 and a part of the Northwest Quarter of Section 28, all in Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning at the intersection of the Northern right-of-way line of Spruce Drive and the Western right-of-way line of Ardmore Avenue; thence Northerly 959.2 feet along said Western right-of-way line to the North line of that property described in Deed Record 84-3722; thence Easterly 953.8 feet along the North lines of those properties described in Deed Record 84-3722, Deed Record 81-9962, Instrument No. 6901, and Instrument No. 11019; thence Southeasterly 62.6 feet to the Northwest corner of that property described in Deed Record 80-015637; thence Easterly 150 feet along the North line of said property described in Deed Record 80-015637 to the West line of Fernwood Avenue; thence Northeasterly 55.3 feet to the intersection of the East line of Fernwood Avenue and the North line of that property described in Deed Record 555-301; thence Easterly 326 feet along the North lines of those properties described in Deed Record 555-301, Deed Record 472-442, and Deed Record 604-331 to the West line of Gardenview Avenue; thence Southeasterly 60 feet to the intersection of the East line of Gardenview Avenue and the North line of that property described in Deed Record 85-13664; thence Easterly 139.8 feet along said North line to the West line of that property described in Deed Record 85-13664; thence Northerly 108.6 feet along said West line to the Northwest corner of said property; thence Easterly 280.0 feet along the North lines of said property and that property described in Deed Record 87-37942 to the West line of Kyle Road; thence Southeasterly 54.6 feet to the intersection of the East line of Kyle Road and the North line of that property described in Deed Record 81-17592; thence Easterly 105.0 feet along said North line to the West line of that property described in Deed Record 393-511; thence Northerly 102.0 feet along said West line to the North line of said property; thence Easterly 275.0 feet along the North lines of those properties described in Deed Record 393-511, Deed Record 393-511, and Deed Record 667-121 to the West line of Tyrone Road; thence Easterly 50 feet to the intersection of the East line of Tyrone Road and the North line of that property described in Deed Record 389-133; thence Easterly 188.0 feet along said North line to the West line of the Norfolk and Western Railway Company; thence Southerly 2888.2 feet along said West line to the centerline of Fairfield Ditch; thence Southwesterly 1817.7 feet along said centerline to the West line of that property as described in Deed Record 78-21125; thence Northerly 722.5 feet to the Southeast corner of that property described in Deed Record 75-24159; thence Westerly 425.0 feet along the South line of said property; thence Northerly 582.5 feet along the West line of said property to the South line of Spy Run Manor Addition; thence Westerly 375.0 feet along the South line of said Addition to the East right-of-way line of Ardmore Avenue; thence Northerly 1039.2 feet along said East line to the point of beginning and containing 128.7 acres, more or less.

I hereby certify on the 9th day of May, 1988, that the above sur correct.

Surveyed for: Elmhurst Neighborhood Association.

Survey Number: AR-168





# ELMHURST NEIGHBORHOOD ASSOCIATION

## DESCRIPTION

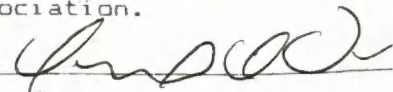
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I hereby certify on the 9th day of May, 1988, that the above sur correct.

Surveyed for: Elmhurst Neighborhood Association.

Survey Number: AR-168





PETITION FOR ZONING ORDINANCE AMENDMENT (PLEASE SEE ATTACHED OFFICIAL PETITION AND  
AND LAND DESCRIPTION FOR DETAILS)

I/We the undersigned, certify that I am/We are the owner(s) of fifty-one  
percentum (51%) or more of the property described in this petition.

NAME	ADDRESS	SIGNATURE
Thomas E Malott	5835 Arbor Ave	Thomas E Malott Jr.
Odelia A. Malott	5835 Arbor Ave	Odelia A. Malott
Ellis E Adams	5830 Arbor Ave	
Josephine Adams	5830 Arbor	
Frances Mitchell	5825 Arbor Ave	Frances Mitchell
Marilyn <sup>KRICK</sup> Krick	5924 Arbor Ave	Marilyn Krick
John J Scherschel	5930 Arbor Ave	John J Scherschel
Debbie Scherschel	" " "	Debbie Scherschel
Raymond C Fisher	5917 Arbor Ave	
William J. Gephart	5730 Arbor Ave	William J. Gephart
MR CECIL E YOUNG	5727 ARBOR AVE	CECIL E YOUNG
Elizabeth M. Young	5727 Arbor Ave	Elizabeth M. Young
MR CECIL E YOUNG	57? ARBOR AVE	CECIL E. YOUNG
Elizabeth M. Young	57? Arbor Ave	Elizabeth M. Young
Isabel R Moering	5927 Arbor Ave	Isabel R. Moering



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percentum (51%) or more of the property described in this petition.

NAME

ADDRESS

SIGNATURE

Doris Perry	3718 SPRUCE DR.	Doris Perry
WILBERT J. SAURAU	3704 SPRUCE DRIVE	Wilbert J. Saurau
GERALDINE T. KRANZ	5708 SPRUCE LANE	Geraldine T. Kranz
JOE E. GRIMME	3649 SPRUCE DR.	Joe E. Grimme
Bernadine Goodard	3646 Spruce Dr.	Bernadine M. Goodard
Maurice Schinbeckler	3731 Spruce Dr.	M. Schinbeckler
Jonny Staben	3647 Spruce Dr.	Jonny Staben
Robert Miller	3531 Spruce	Robert Miller
Jim SLATE	3722 Spruce Dr.	James W. Slate
Filbert Torbeck	3642 Spruce Dr.	Filbert R. Torbeck
Luann Vachon	3638 Spruce Dr.	Luann Vachon
Margaret Reese	3725 Spruce Drive	Margaret Reese
Harold Meyer	3710 Spruce Dr.	Harold Meyer
KAREN KEBINGER	3650 SPRUCE DR	Karen Kebinger
Pat Leland	3728 Spruce Dr.	Pat Leland



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I/We the undersigned, certify that I am/We are the owner(s) of fifty-one  
percentum (51%) or more of the property described in this petition.

NAME	ADDRESS	SIGNATURE
BRUCE CHANEY	3461 Sandpoint Rd.	Bruce Chaney
Bruce Chaney	3461 Sandpoint Rd.	Bruce Chaney
Deane Stewart	3365 Sand Point Rd	Deane Stewart
Eula Klalbert	3499 Sandpoint Rd.	Eula Klalbert
Victor & Valbert	3499 Sandpoint Rd	Victor & Valbert
Evelyn Gaston	3501 Sandpoint Rd	Evelyn Gaston
Sam & Stanford	3551 Sandpoint Rd.	Sam & Stanford
Medford & Wynne	3621 SAND POINT RD	Medford & Wynne
Martha G. Becker	3651 Sandpoint Rd	Martha G. Becker
Vera Becker	3701 Sandpoint Rd	Vera Becker
Walbert H. Becker	3701 Sandpoint Rd	Walbert H. Becker
Mr & Mrs Charles Kuse	3755 Sandpoint Rd	Mr & Mrs Charles Kuse
Mr & Mrs Richard Shroyer	3801 Sandpoint Rd	Mr & Mrs Richard Shroyer
Marvin E. Craft	3709 Sandpoint Rd	Marvin E. Craft
Marvin E. Craft	3709 Sandpoint Rd.	Marvin E. Craft
Mr & Mrs Dick Guretsis	3345 Sand Point Rd	Mr & Mrs Dick Guretsis
Mr. & Mrs Lee Travis	3333 Sand point	Mr. & Mrs Lee Travis
Mr & Mrs Paul B. Yantis	3301 Sandpoint Rd	Mr & Mrs Paul B. Yantis
Mr. Elmer Dennis	3910 Fernwood Rd.	Mr. Elmer Dennis



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AND LAND DESCRIPTION FOR DETAILS)

I/We the undersigned, certify that I am/We are the owner(s) of fifty-one  
percentum (51%) or more of the property described in this petition.

NAME	ADDRESS	SIGNATURE
Gloria Keeken	5827 Fernwood	Gloria Keeken
Patty Marcum	5905 Fernwood Ave	Patty Marcum
RICHARD D MILLER	5921 FERNWOOD AVE	Richard D. Miller
PATRICIA A. BONER	5920 FERNWOOD AVE	Patricia A. Boner
MYRA WILLIAMSON	5712 WOODHEATH	Myra Williamson
Melissa Howe	5705 Woodheath	Melissa Howe
Ruth Mary PARKISON	5705 Fernwood	Ruth Mary Parkison
RANDY PLUMMER	5702 FERNWOOD	Randy Plummer
JACK STAPLETON	5707 FERNWOOD	Jack Stapleton
Virginia Resor	5822 Fernwood	Virginia Resor
Deborah Hoelle	5930 Fernwood	Deborah Hoelle
NANCY HARZ	5900 Fernwood Av	Nancy Harz
HOWARD HARZ	5900 FERNWOOD	Howard Harz
ROBERT TRUSSEL	5925 WOODHEATH	Robert A. Trussel
ROY E. ZIMMER	5720 FERNWOOD	Roy E. Zimmer
Mahvir Leykauf	5711 Woodheath	Mahvir J. Leykauf
Beverly Armstrong	3717 Woodheath	Beverly Armstrong
WILLIAM F. LANGMEYER	5811 FERNWOOD AVE	W. F. Langmeyer
M. Jean Havens	5834 Fernwood Ave	M. Jean Havens



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I/We the undersigned, certify that I am/We are the owner(s) of fifty-one  
percentum (51%) or more of the property described in this petition.

NAME

ADDRESS

SIGNATURE

Raymond F. Frederick	5706 Woodheath	Raymond F. Frederick
Alice M. DeArmond	5630 Woodheath	Alice M. DeArmond
Robert P. Foster	5620 Woodheath	Robert P. Foster
Annette J. Foster	5620 Woodheath	Annette J. Foster
Delmer G. Grotzian	5629 Woodheath	Delmer G. Grotzian
Edith F. Blaising	5723 Woodheath	Edith Blaising
Ralph E. Brown	5729 Woodheath Ave	Ralph E. Brown
Elmer E. Lankenau	5821 Woodheath	Elmer E. Lankenau
Ruth C. Sutorius	5831 Woodheath	Ruth C. Sutorius
Kathie D. Schoenle	5841 Woodheath Ave	Kathie Schoenle
Pam S. Smith	5933 Woodheath Ave	Pam Smith
Arnold J. Barry	5908 Woodheath Ave	Arnold J. Barry
Lona Leonard	5918 Woodheath Ave	Lona Leonard
Ana Church	5919 Woodheath Ave	Ana Church
Tim Replade	5610 Woodheath Ave	Timothy W. Replade
Norothy Mallett	5810 Woodheath	Norothy Mallett
Jody League	5640 Fernwood	Jody S. League
Wilma F. Beger	5657 Fernwood	Wilma F. Beger
JAMES A. STEPHENS	5703 Fernwood	James A. Stephens
JAMES L. ECKHART	5710 Fernwood	James L. Eckhart
B. Jean Hornberger	5711 Fernwood	B. Jean Hornberger
Bessie M. Seif	5820 Fernwood	Bessie M. Seif



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I/We the undersigned, certify that I am/We are the owner(s) of fifty-one  
percentum (51%) or more of the property described in this petition.

NAME	ADDRESS	SIGNATURE
Colleen Reichenbach	3715 Elmhurst Dr	Colleen Reichenbach
CHRISTINA RUCH	3719 ELMHURST DR	Christina S. Ruch
Mr + Mrs Lynn Bricker	3731 " "	Lynn Bricker
Jeffrey J. Nix	3636 Elmhurst Dr	Jeffrey J. Nix
Shirley Ellis	3624 Elmhurst Dr	Shirley Ellis
Theresa J. McCombs	3430 Elmhurst DR.	Theresa J. McCombs
TINA YBARRA	3340 Elmhurst Dr.	Tina Ybarra
Roger Wendle	3640 Elmhurst Dr.	Roger Wendle
Carolyn S. Hoskew	3723 Elmhurst Dr.	CAROLYN S. Hoskew
Deborah Dallachide	3540 Elmhurst	Deborah Dallachide
CHRISTINE MAGDICH	3520 Elmhurst DR	Christine Magdich
GREG GROVE	3727 Elmhurst	Greg Grove
Dorothy Thomas	3608 Elmhurst Dr	Dorothy Thomas
Roxann Carpenter	3350 Elmhurst Dr.	Roxann Carpenter
JERRY L. NUZUM	5930 Woodheath Ave	Jerry L. Nuzum
PAUL S. MCCILLIS	5840 WOODHEATH	Paul S. McCillis
Gordon J. Alles	5832 woodheath	Gordon Alles
TERRY F. GRONAU	5826 Woodheath	Terry F. Gronau
NANCY E. GRONAU	5826 Woodheath	Nancy E. Gronau
THELM SPERONE	5820 Woodheath	Thelma Sperone
JOSEPH SPERONE	5820 Woodheath	Joseph Sperone
Michael Klinger	5724 Woodheath	Michael Klinger
ANTHONY SCHORTSEN	5716 WOODHEATH	Anthony Schortsen



NAME	ADDRESS	SIGNATURE
Anne Shelper	5940 Fernwood	Anne Shelper
George Shelper	5940 Fernwood	George Shelper
PAUL PETERINK	5810 FERNWOOD	Paul J. Peterink
Rose Mary PETERINK	5810 Fernwood	Rose Mary Peterink
ROBERTA M. BRANSTRATOR	3241 SANDPOINT RD	Roberta M. Branstrator
ROBERT H. BRANSTRATOR	324 SANDPOINT RD	Robert H. Branstrator
EUGENE J. STOLTE	5615 Woodheath	Eugene J. Stolte
MARTHA J. STOLTE	5615 Woodheath	Martha J. Stolte
PAUL H. BOLDYARD	5811 WOODHEATH	Paul H. Boldyard
Forrest Jewell	3709 Elmhurst Dr.	Forrest Jewell
David A. Brittenham	3717 Spruce Dr	David A. Brittenham
DAVID L. CRAWFORD	5905 WOODHEATH AVE	David L. Crawford
Judie C. Brough	3426 Elmhurst Dr.	Judie C. Brough
RICHARD A. BROUGH	3426 ELMHURST DR	Richard A. Brough
EARL W. FREDERICK	3717 SANDPOINT	Earl W. Frederick
Mr & Mrs James Harrison	3710 ELMHURST	L. Harrison
Mr & Mrs James Harrison	3710 ELMHURST	L. Harrison
Mr & Mrs George W. Townsend Jr	3701 Spruce Dr	George W. Townsend Jr
MR & MRS DAVID HAACK	3623 ELMHURST DRIVE	David Haack
Gordon Bokhart	5915 Fernwood	Gordon Bokhart
MARY ISABELLE SMITH	5969 Ardmore	M. Isabelle Smith
MARY ISABELLE SMITH	5971 Ardmore	M. Isabelle Smith
Margaret R. Johnson	3637 Elmhurst Dr.	Margaret R. Johnson
Suzanne Cornett	3704 Spruce	Suzanne Cornett
Mary L. Marchesano	5927 Fernwood Ave	Mary L. Marchesano
Dennis M. McCartan	5906 Arbor Ave	Dennis M. McCartan
Beth McCartan	5906 Arbor Ave	Beth McCartan



NAME	ADDRESS	SIGNATURE
Anne Shelper	5940 Fernwood	Anne Shelper
George Shelper	5940 Fernwood	George Shelper
PAUL PETERINK	5810 FERNWOOD	Paul J. Peterink
Rose Mary PETERINK	5810 Fernwood	Rose Mary Peterink
ROBERTA M. BRANSTRATOS	3341 SANDPOINT RD.	Roberta M. Branstratos
ROBERT H. BRANSTRATOR	334 SANDPOINT RD.	Robert H. Branstrator
EUGENE J. STOLTE	5615 Woodheath	Eugene J. Stolte
MARTHA J. STOLTE	5615 Woodheath	Martha J. Stolte
PAUL H. BOLDYARD	5811 WOODHEATH	Paul H. Boldyard
Forrest Jewell	3709 Elmhurst Dr.	Forrest Jewell
David A. Brittenham	3717 Spruce Dr.	David A. Brittenham
DAVID L. CRAWFORD	5905 WOODHEATH AVE	David L. Crawford
Judie C. Brough	3426 Elmhurst Dr.	Judie C. Brough
RICHARD A. BROUGH	3426 ELMHURST DR	Richard A. Brough
EARL W. FREDERICK	3717 SANDPOINT	Earl W. Frederick
Mr + Mrs James Harrison	3710 ELMHURST	J. Harrison
Mr + Mrs James Harrison	3710 ELMHURST	J. Harrison
MR + MRS George W. Townsend Jr	3701 Spruce Dr.	George W. Townsend Jr
MR + MRS DAVID HAACK	3623 ELMHURST DRIVE	David Haack
Gordon Bokhart	5915 Fernwood	Gordon H. Bokhart
MARY ISABELLE SMITH	5969 Ardmore	M. Isabelle Smith
MARY ISABELLE SMITH	5971 Ardmore	M. Isabelle Smith
Margaret R. Johnson	3637 Elmhurst Ave.	Margaret R. Johnson
Suzanne Cornett	3704 Spruce	Suzanne Cornett
Mary L. Marchesano	5927 Fernwood Ave.	Mary L. Marchesano



Everyone signed with the exception of Walkers. Karen is going to get their signature when are in town.

Also Mrs. Christoff is now in a nursing home.

Bruce

Woodheath 29  
Signed

Refused:

5730 - No!

5924 - No -  
Romine's

Fernwood 23  
Signed

5910 - house south  
of Hwy -  
on vacation!  
more week  
yet

Elmhurst 20 Signed

Refused:

3361 - Lung

3605 - Hammack

3418 - Saylor's

3631 - Bredemeyer's



PETITION FOR ZONING ORDINANCE AMENDMENT (PLEASE SEE ATTACHED OFFICIAL PETITION AND  
AND LAND DESCRIPTION FOR DETAILS)

I/We the undersigned, certify that I am/We are the owner(s) of fifty-one  
percentum (51%) or more of the property described in this petition.

NAME	ADDRESS	SIGNATURE
Herbert E. Koehl	3220 Sandpoint	Herbert E. Koehl
Irene A. Koehl	3220 Sandpoint	Irene A. Koehl
Barbara Sue Lichtsinn	3240 Sandpoint	Barbara Sue Lichtsinn
William E. Lichtsinn	3240 Sandpoint	William E. Lichtsinn
Otto A. Epp	3300 Sandpoint	Otto A. Epp
Daniel H. Oakes	3450 Sandpoint Rd.	Daniel H. Oakes
Michelle Daniels	3450 Sandpoint R.	Michelle Daniels
Virgil H. Toland	3480 Sandpoint 130	Virgil H. Toland
Frank Schipfli	3500 Sandpoint Rd.	Frank Schipfli
Eileen Schipfli	3500 Sandpoint Rd.	Eileen Schipfli
Heleen Lichtsinn	3550 Sandpoint Rd.	Heleen Lichtsinn
PAUL LICHTSINN	3550 SANDPOINT RD.	Paul Lichtsinn
Jim Schuffer	3620 SANDPOINT	Jim Schuffer
Carol Schuffer	" " " "	Carol Schuffer
Jessi Werling	3460 Sandpoint	Jessi Werling
Craig Werling	"	Craig Werling



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 12, 1988, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-88-07-21, and;

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 18, 1988.

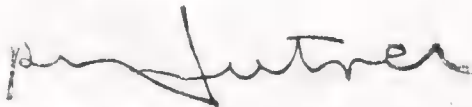
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 25, 1988.

Certified and signed this  
28th day of July 1988.

  
\_\_\_\_\_  
Robert Hutner  
Secretary



#352

ORIGINAL

ORIGINAL

**DIGEST SHEET**

**TITLE OF ORDINANCE**

Zoning Ordinance Amendment

2-FF-07-21

**DEPARTMENT REQUESTING ORDINANCE**

Land Use Management - CD&P

**SYNOPSIS OF ORDINANCE**

Property generally located North of the Fairfield Ditch;

South of the Sandpoint Road; East of Ardmore Avenue and West of the N&W Railroad Tracks.

**EFFECT OF PASSAGE**

Property is presently zoned RA - Suburban Residential.

Property will become R-1 - Single Family Residential.

**EFFECT OF NON-PASSAGE**

Property will remain R-1 - Single Family Residential.

**MONEY INVOLVED (Direct Costs, Expenditures, Savings)**

**(ASSIGN TO COMMITTEE (J.N.))**



**FACT SHEET**

Z-88-07-21

BILL NUMBER

**Division of Community  
Development & Planning****BRIEF TITLE**

Zoning Ordinance Amendment

From RA to R-1

**APPROVAL DEADLINE****REASON****DETAILS****Specific Location and/or Address**

Property generally located North of Fairfield Ditch, South of Sandpoint Road, East of Ardmore & West of Norfolk & Western RR.

**Reason for Project**

Downzoning

**Discussion (Including relationship to other Council actions)**18 July 1988 - Public Hearing

Carolyn Bowling, 3723 Elmhurst Drive, President of the Elmhurst Neighborhood Association appeared before the Commission. Ms. Bowling stated that a little over 80% of the residents in the area signed the petition requesting the rezoning. She stated they feel that it rezoning would keep multi-family residences in the area. She stated that they feel multi-family conversions of single family homes or new development would cause a decrease in the property values of the single family residences. She stated that their association is relatively new, but they have taken an increased interest in their neighborhood and feel this rezoning would be in the best interest of the neighborhood.

David Long, 4th District Councilman, appeared before the Commission to speak in favor and to support the requested rezoning.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

**POSITIONS****RECOMMENDATIONS****Sponsor**

City Plan Commission

**Area Affected**

City Wide

Other Areas

**Applicants/  
Proponents****Applicant(s)**

Elmhurst Neighborhood Assn  
City Department

Other

**Opponents****Groups or Individuals**

Basis of Opposition

**Staff  
Recommendation**☒ For☐ Against

Reason Against

**Board or  
Commission  
Recommendation****By**☒ For☐ Against☐ No Action Taken

☐ For with revisions to conditions  
(See Details column for conditions)

**CITY COUNCIL  
ACTIONS  
(For Council  
use only)**☐ Pass☐ Other☐ Pass (as  
amended)☐ Hold☐ Council Sub.☐ Do not pass



# DETAILS

25 July 1988 - Business Meeting

Motion was made and seconded to return the ordinance to the Common Council with a DO PASS recommendation. Motion carried.

Of the nine (9) members present eight (8) voted in favor of the motion one (1) did not vote.

## POLICY/PROGRAM IMPACT

Policy or  
Program  
Change

☐ No

☐ Yes

Operational  
Impact  
Assessment

(This space for further discussion)

Project Start

Date October 27, 1987

Projected Completion or Occupancy

Date July 28, 1988

Fact Sheet Prepared by

Date July 28, 1988

Patricia Biancaniello

Reviewed by

Date

Reference or Case Number

4/27/88



BILL NO. 07  
Z-88-7-21

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS  
REFERRED AN (ORDINANCE) ~~XXXXXXXXXX~~ (RESOLUTION) amending the City  
of Fort Wayne Zoning Map No. R-14

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (~~RESOLUTION~~)

YES

NO

Mark E. GiaQuinta JANET G. BRADBURY  
Charles B. Redd CHAIRPERSON  
David C. Long MARK E. GiaQUINTA  
Paul M. Burns VICE CHAIRMAN  
CHARLES B. REDD  
DAVID C. LONG  
PAUL M. BURNS

CONCURRED IN 8-9-88.

Sandra E. Kennedy  
City Clerk

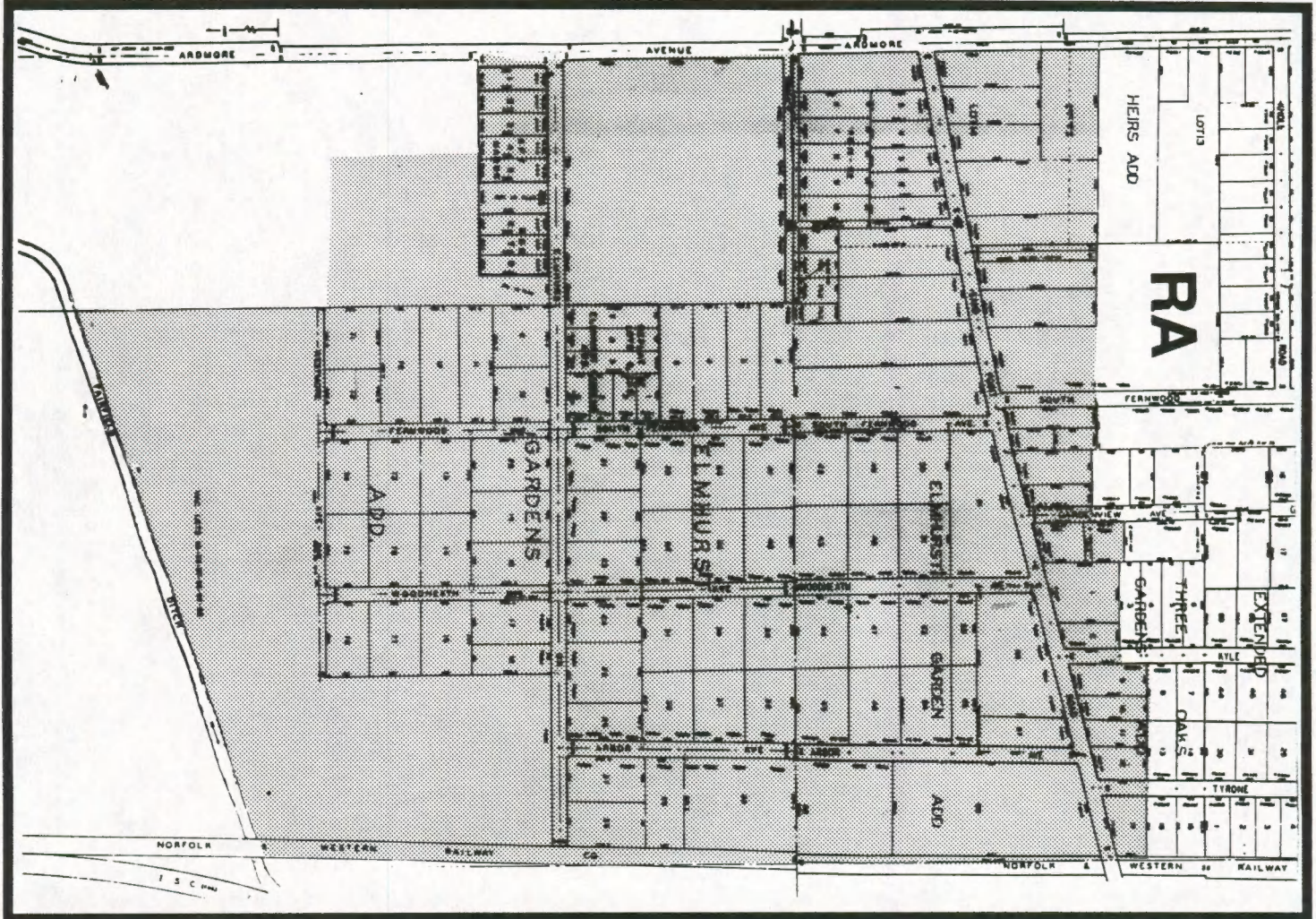


# REZONING PETITION #352

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A RA DISTRICT TO A R1 DISTRICT.

MAP NO. H-19

COUNCILMANIC DISTRICT NO. 4



**ZONING:**

RA RESIDENCE "A"

**LAND USE:**

☐ SINGLE FAMILY

**SCALE: 1" = 200'**

(REDUCED)

**DATE: 6-24-88**

